

**Application reference: 23/2614/LBC**  
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
25.09.2023	25.09.2023	20.11.2023	20.11.2023

**Site:**

The Manor House, Ham Street, Ham, Richmond

**Proposal:**

The refurbishment, restoration, alteration and extension of the Manor House and alterations to the Coach House including refurbishment and internal reconfiguration including landscaping and all necessary enabling works.

Status: Pending Decision (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

Primus Inter Pares  
c/o Savills  
London  
W1G 0JD

**AGENT NAME**

Mr Alfie Blagg  
33  
Margaret Street  
London  
W1G 0JD  
United Kingdom

**DC Site Notice:** printed on 02.10.2023 and posted on 13.10.2023 and due to expire on 03.11.2023

**Consultations:**

**Internal/External:**

**Consultee**

14D Urban D  
21D Urban D  
English Heritage 1st Consultation

**Expiry Date**

06.03.2024  
23.10.2023  
23.10.2023

**Neighbours:**

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**History: Development Management, Appeals, Building Control, Enforcements:**

Development Management

Status: GTD Application:02/T1363  
Date:04/09/2002 Sycamore - Fell To Ground Level

Development Management

Status: GTD Application:02/T1364  
Date:02/10/2002 Tulip Tree - Reduce Growth Away From The Top Of Plane Tree Backto Main Crown Line

Development Management

Status: PCO Application:02/T1365  
Date:02/10/2002

Development Management

Status: GTD Application:96/T3634/PO  
Date:12/11/1996 Fell Dying Rowan By Main Gate

Development Management

Status: GTD Application:96/T3635/PO  
Date:12/11/1996 Acacia By Bottom Gate - Remove Dead Limb And Large Dead Branches Above It On Other Limb

<u>Development Management</u> Status: GTD Date:12/11/1996	Application:96/T3636/PO Hornbeam By Outhouse - Remove Dead Branch Growing Over Roof, Cutting It Back To Strong Secondary Growth Point
<u>Development Management</u> Status: REF Date:21/04/1997	Application:97/T0017 Remove Oak Tree
<u>Development Management</u> Status: GTD Date:08/12/1999	Application:99/T1634 Tulip Tree - Thin By Approx 5-10 By Removal Of Dead, Dying, Crossing And Competing Branches Paying Particular Attention To The Branch Ends
<u>Development Management</u> Status: GTD Date:08/07/1977	Application:77/0098 Erection of 3 metre (10ft 0ins) high brick walls and balustrades.
<u>Development Management</u> Status: GTD Date:12/04/1972	Application:71/2126 Erection of 3.048 m. (10 feet 0 inches) high wall constructed in Lingfield Crowhurst Multi-Rustic facing bricks along the northern and southern boundaries of the site.
<u>Development Management</u> Status: REF Date:26/04/1972	Application:71/2823 Erection of 2.9 m (9 feet - 6 inches) high security fence along eastern boundary.
<u>Development Management</u> Status: GTD Date:29/03/1972	Application:72/0004 Minor internal alterations and improvements and demolition of stables, pig sties and external W.C.
<u>Development Management</u> Status: GTD Date:10/08/1972	Application:72/0814 Erection of 3.05m (10 feet - 0 inches) high mild steel balustrade along eastern boundary.
<u>Development Management</u> Status: REF Date:01/03/1973	Application:72/2831 Provision of three strands of barbed wire on brackets to a total of 0.46 (1 feet - 6 inches) above top of existing eastern boundary fence.
<u>Development Management</u> Status: GTD Date:30/12/2004	Application:04/3496/HOT Installation of new internal lift from ground floor to first floor to assist disabled occupant.
<u>Development Management</u> Status: GTD Date:30/12/2004	Application:04/3508/LBC Installation of new lift from ground floor to first floor.
<u>Development Management</u> Status: PDE Date:	Application:06/T0554/TPO T1 - Lime (Tilia spp.) - Crown thin by 20% T2 - Lime (Tilia spp.) - Crown thin by 20% T3 - Lime (Tilia spp.) - Crown thin by 20% T4 - Horse Chestnut (Aesculus hippocastanum) - Crown thin by 20%
<u>Development Management</u> Status: REF Date:11/09/2009	Application:09/T0457/TPO G1 - Norway Maples - Crown lift over the road by approx. 2.5m and cut back where over extended. The remainder of the crowns are to be thinned by 20% to reduce wind sail T1 - Robinia - Reduce and shape by approx. 3m T2 - Horse Chestnut - Fell T3 - Robinia - Reduce and shape by approx 3m G2 - Sycamore - Cut back to boundary and crown lift T4 - Horse Chestnut - 2-3 lowest branches over the pavement and wall removed to the main stem. Crown thin by 20% and deadwood. Reduce large limb , growing into Beech by 4-5m T5 - Hornbeam - Reduce back by 3m
<u>Development Management</u> Status: WNA Date:15/03/2012	Application:11/3649/HOT Removal of wall and gates which divide garden.
<u>Development Management</u> Status: GTD Date:15/03/2012	Application:11/3650/LBC Removal of wall and gates,which divide garden.
<u>Development Management</u>	

Status: GTD  
Date:25/09/2012

Application:12/T0400/TPO  
T1 - Horse Chestnut - Rear garden - Dead limbs removed leaving the stem where it forks into three T2 - Robinia - Steel cable brace installed to support the two main stems. The stem closest to the boundary is to have its weight reduced by approx. 25% to maintain T3 - Lime - Crown thinned by 20% concentrating mainly on the upright re-growth. The deadwood is to be removed T4 - Dead tree (in the far right hand corner near the boundary) - Felled to near ground level T5-7 - (G1) - Lime - on the front boundary - Crown lifted to approx. 1.5 metres above the wall. They are also to be crown thinned by 20% concentrating mainly on the upright re-growth. The deadwood is to be removed

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Development Management

Status: GTD  
Date:07/05/2013

Application:13/T0285/TPO  
T1 - Horse Chestnut - Left hand side of the rear garden - Dead top reduced by approx 50%. The declining side limbs and the 2 remaining live limbs on the left hand side of the tree are to be reduced back by approx 50% retaining the tree as a pollard - The work is to be undertaken in the interest of safety and to preserve the remainder of the tree for a longer period

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Development Management

Status: GTD  
Date:22/11/2013

Application:13/T0841/TPO  
T1-T2 - 2 large Magnolia's to the right of the main house could be transplanted. recommend the trees are felled to near ground level and the stumps out ground .supply and plant replacement magnolia's. T3-Storm damaged Cedar is to be crown cleaned including removal of major deadwood, broken and crossing branches. T4- Storm damaged Liquidambar is to have its height reduce by approx. 6M. The upper branches are to be reduce to balance. T5-Storm damaged Robinia stem is to be removed. T6- leaning Lombardii poplar on the boundary is to be felled to near ground level. T7-Lombardii poplar with basal decay is to be felled to near ground level. T8-Storm damaged sycamore is to have its fallen stem cut upp into manageable size widths for splitting. The remainder of the tree is to be felled to near ground level.

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Development Management

Status: REF  
Date:01/12/2016

Application:16/2676/HOT  
Works of alteration, extension and demolition to the main house including: creation of loggia, reinstated conservatory, extended basement, guest accommodation, garden pavilion and infilled courtyard alteratons to the Coach House accommodation including - removal of existing external canopy and minor demolition, refurbishment and reconfiguration works along with new gable windows to roof.

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Development Management

Status: REF  
Date:01/12/2016

Application:16/2680/LBC  
Works of alteration, extension and demolition to the main house including: creation of loggia, reinstated conservatory, extended basement, guest accommodation, garden pavilion and infilled courtyard alteratons to the Coach House accommodation including - removal of existing external canopy and minor demolition, refurbishment and reconfiguration works along with new gable windows to roof.

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Development Management

Status: GTD  
Date:10/02/2020

Application:19/0676/FUL  
The refurbishment, restoration, alteration and extension of the Manor House and alterations to the Coach House including refurbishment and internal reconfiguration including landscaping and all necessary enabling works.

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Development Management

Status: GTD  
Date:10/02/2020

Application:19/0677/LBC  
The refurbishment, restoration, alteration and extension of the Manor House and alterations to the Coach House including refurbishment and internal reconfiguration including landscaping and all necessary enabling works.

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Development Management

Status: GTD  
Date:25/02/2020

Application:19/T0897/TPO  
T1 - Lime x2 - Reduce to previous pruning points to a max of 3m. Remove all main stem regrowth and deadwood. Lift by a max. of 2m over the road. Leaving height of 7m and spread 3m T2 - Lime - Reduce to previous pruning points to a max. of 3m and lift by a max. of 2m over the road. T3 - Horse Chestnut - Lift by a max. of 2m over the road. T4 - Sycamore - Lift by a max.

of 1.5m over the road. T5 - Sycamore x2 - Lift by a max. of 2m over the road. T6 - Horse Chestnut - Lift by a max. of 2m over the road. G1 - Sycamore x2 and Lime x1 - Lifted by a max. of 2m over the road. T7 - Sycamore - Reduce in height and spread by a max. of 4m. Leaving height of 8m and spread 4m T8 - Birch - Remove to near ground level. T9 - Robinia x2 - Reduce by a max. of 4m in height and spread. Installation of cable bracing on the right hand Robinia. Leaving height of 14m and spread 8m T10 - Lime - Reduce stem leaning towards the neighbouring property by a max. of 5m. T11 - Cedar - Crown clean, including the removal of deadwood, broken and crossing branches and reduce the two over extending limbs on the house side by a max. of 5m. T12 - Twin Stemmed Acacia - Reduce in height and spread by a max. of 3 metres and remove deadwood. Leaving height of 8m and spread 4m G2 - Norway Maple x2 and Sycamore x1 - Lift by a max. of 3m and crown clean, including deadwood, broken and crossing branches. Reduce Sycamore by a max. of 5m. Reduced in height and spread of Norway Maple by a max. of 5m. Leaving height of 7m and spread 3m T13 - Lime - Remove major deadwood. T14 - Horse Chestnut - Reduce overextended stem on the house side by a max. of 4m.

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Development Management

Status: RNO

Date:01/05/2020

Application:20/T0255/TCA

G1 - The 9 Lombardi Poplars on the rear boundary to be dismantled to near ground level, to enhance the view of the lime avenue behind and to restore original planting plan and improve vista. T1 - The Holly is to be dismantled to near ground level to restore original planting plan and improve vista.

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Development Management

Status: GTD

Date:30/10/2020

Application:20/T0757/TPO

5 DAY DANGEROUS TREE NOTICE Fell dead Horse Chestnut and remove split limb

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Development Management

Status: RNO

Date:23/12/2020

Application:20/T0963/TCA

T1 - Large Acacia Located at the front of the property - Clean to remove all dead, diseased and broken branches 1cm in diameter and larger throughout crown to improve health and appearance and reduce risk of branch failure. Reduce crown height and spread by a maximum 4 metres to reduce risk of branch, stem and root failure. leaving a finished height of 16 m and spread of 9 m T2 - Large Sycamore located at the centre of rear garden, Clean all dead, diseased and broken branches 1cm in diameter and larger throughout crown to improve health and appearance and reduce risk of branch failure. Reduce crown height and spread by a maximum of 4 metres to reduce risk of failure.leaving a finished height of 15 m and spread of 8 m

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Development Management

Status: WON

Date:08/11/2022

Application:21/T0950/TCA

T1 - Robinia left corner, remove 2 lowest limbs over new planting. T2 - Lime, left remove 2 low limbs. T3 - Plane, left remove 1 left hand limb. T4 - Plane, left rear corner, remove 2 lowest branches. T5 - Large Leaning Oak, right, remove 2 lowest limbs over grass, remove lower major deadwood. T6 - Liquid Amber, front right of drive, thin crown by a maximum of 20% to improve light to border. To improve light / clearance to new planting beneath.

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Development Management

Status: GTD

Date:06/01/2022

Application:21/T1029/TPO

5 DAY DANGEROUS TREE NOTICE T1 - Dismantle the dead Pear located at the left rear of property

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Development Management

Status: GTD

Date:17/05/2022

Application:22/0843/LBC

Repoint, repair and partially take down and rebuild unstable boundary wall sections

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Development Management

Status: GTD

Date:05/07/2022

Application:22/0843/DD01

Details pursuant to condition U0127791 Sample panels of brickwork

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Development Management

Status: GTD

Date:09/01/2023

Application:19/0676/DD01

Details pursuant to condition U0076981 - Nocturnal Bat Survey, of planning permission 19/0676/FUL.

<u>Development Management</u> Status: GTD Date:16/01/2023	Application:19/0676/DD02 Details pursuant to condition U0076980 - Sustainable Drainage Strategy, of planning permission 19/0676/FUL.
<u>Development Management</u> Status: GTD Date:16/01/2023	Application:19/0676/DD03 Details pursuant to condition U0076983 Arboricultural Method Statement (AMS) of planning permission 19/0676/FUL
<u>Development Management</u> Status: GTD Date:14/02/2023	Application:19/0676/DD04 Details pursuant to condition U0076979 - Archaeology, Part A of planning permission 19/0676/FUL
<u>Development Management</u> Status: GTD Date:21/02/2023	Application:19/0676/DD05 Details pursuant to condition U0076982 - Construction Method Statement CMS, and U0076986 - Hard and Soft Landscaping, of planning permission 19/0676/FUL.
<u>Development Management</u> Status: WDN Date:13/03/2023	Application:19/0677/DD01 Details pursuant to condition U0076976 - Specified details required (part 3 and 4), of listed building consent 19/0677/LBC.
<u>Development Management</u> Status: GTD Date:01/02/2023	Application:22/T1013/TPO T1. Sycamore rear boundary, kretzschmaria deusta evident around base, due to location recommend removal - Carefully dismantle to as close to ground level as possible utilising a Mobile Elevated Work Platform 15m tall tree. Kretzschmaria deusta at base -T2. Lime - decay at base limited inspection due to epicormic growth - Reduce major dead stem by up to 6 metres and reduce height of remaining tree by up to 6 metres 20x12m down to 14x12m multi stemmed tree from approx. 3 metres. Central stem is completely dead. Works to remove dead stem and balance remainder following T3. Lime - Crown Lift by removal of first lowest limbs to the north and south, remove secondary branches on remaining limb to the west to provide 5 metres clearance from ground level 18x10m works to allow light underneath. T4. Cedar - Remove snapped dead top 7 metre tall tree. Works to remove storm damaged top T5. Acacia - Reduce low limb growing over fence to the west to second branch from main stem (see picture) and remove two low limbs to the south over new trees 16x13m works to allow light underneath and clear new young trees T6. Sycamore - Carefully dismantle to as close to ground level as possible utilising a Mobile Elevated Work Platform 18x12m extensive decay to main stem T7. Acacia - Crown Reduction. Reducing the eastern stem of the tree by up to 3 metres and remove major deadwood greater than 50mm in diameter. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth T8. Chestnut LHS of house - Crown Reduction. Reducing the height and spread of the southern canopy by up to 3 metres. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth 20x16m works reduce the weight of the large limb growing over the property T9. Maple x 2 front boundary LHS - Both trees have significant decay within the main stems, due to their location I would reco...
<u>Development Management</u> Status: GTD Date:09/03/2023	Application:19/0677/DD02 Details pursuant to PART OF condition U0076976 Specified details required (part 3 - Internal and external schedule of works), of listed building consent 19/0677/LBC.
<u>Development Management</u> Status: VOID Date:31/01/2023	Application:23/0239/VOID Details pursuant to condition U0076976 Specified details required (part 3 - Internal and external schedule of works), of listed building consent 19/0677/LBC.
<u>Development Management</u> Status: PDE Date:	Application:23/2614/LBC The refurbishment, restoration, alteration and extension of the Manor House

and alterations to the Coach House including refurbishment and internal reconfiguration including landscaping and all necessary enabling works.

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Development Management

Status: PCO

Date:

Application:23/2710/VRC

Minor material amendment to planning permission 19/0676/FUL to vary the approved drawings to allow for changes to the interiors, raising the eaves and window on the ground floor west elevation, and amend the ground floor eastern elevation to the coach house

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Development Management

Status: GTD

Date:17/01/2024

Application:19/0677/DD03

Details pursuant to condition U0076976 - Specified details required (part 2 - Coach House only and 4), of listed building consent 19/0677/LBC (IN PART).

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Development Management

Status: GTD

Date:17/01/2024

Application:19/0676/DD06

Details pursuant to condition BD12 Details - Materials to be approved (in relation to the coach house only) of planning permission 19/0676/FUL (IN PART).

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Development Management

Status: WDN

Date:22/02/2024

Application:19/0676/DD07

Condition U0076986 (Hard and Soft Landscaping) of planning permission 19/0676/FUL.

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Appeal

Validation Date:

Provision of three strands of barbed wire on brackets to a total of 0.46 (1 feet - 6 inches) above top of existing eastern boundary fence.

Reference: 72/2831

**Appeal Allowed**

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Appeal

Validation Date: 11.05.2017

Works of alteration, extension and demolition to the main house including: creation of loggia, reinstated conservatory, extended basement, guest accommodation, garden pavilion and infilled courtyard alterations to the Coach House accommodation including - removal of existing external canopy and minor demolition, refurbishment and reconfiguration works along with new gable windows to roof.

Reference: 17/0094/AP/REF

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Appeal

Validation Date: 11.05.2017

Works of alteration, extension and demolition to the main house including: creation of loggia, reinstated conservatory, extended basement, guest accommodation, garden pavilion and infilled courtyard alterations to the Coach House accommodation including - removal of existing external canopy and minor demolition, refurbishment and reconfiguration works along with new gable windows to roof.

Reference: 17/0095/AP/REF

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Building Control

Deposit Date: 24.01.2007

Dwelling house Kitchen Cooker

Reference: 07/73373/NICEIC

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Building Control

Deposit Date: 17.01.2014

Installed a Gas Boiler

Reference: 14/FEN00209/GASAFE

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Building Control

Deposit Date: 04.12.2020

Circuit alteration or addition in a special location

Reference: 20/NIC02551/NICEIC

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Building Control

Deposit Date: 06.04.2022

Install a gas-fired boiler

Reference: 22/FEN01394/GASAFE

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Building Control

Deposit Date: 29.04.2022

Main house: Construction of basement pool extension including access stairway from ground floor level side infill extension, single storey front and rear extension to existing side wing of main house, conversion of storage space to create en-suite WCs and dressing rooms for 4no bedrooms at second floor level. Coach house: Double storey side extension to coach

house and relocation of existing staircase

Reference: 22/0753/IN

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Enforcement

Opened Date: 15.12.1997      Enforcement Enquiry  
Reference: 98/00012/EN

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Enforcement

Opened Date: 11.11.2004      Enforcement Enquiry  
Reference: 04/0557/EN/UBW

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<b>Application Number</b>	<b>23/2614/LBC</b>
<b>Address</b>	<b>The Manor House Ham Street Ham Richmond TW10 7HA</b>
<b>Proposal</b>	<b>The refurbishment, restoration, alteration and extension of the Manor House and alterations to the Coach House including refurbishment and internal reconfiguration including landscaping and all necessary enabling works</b>
<b>Contact Officer</b>	<b>Sukhdeep Jhooti</b>
<b>Target Determination Date</b>	<b>20.11.2023 EOT 22.03.2024</b>

## 1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer has considered the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

## 2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site is a very large property sitting within approximately 2.93 hectares which is surrounded by a large boundary wall, restricting views of the site. The main host property of Manor House is a Grade II\* listed family home along with associated outbuildings.

The listing states:

*Early to mid C18, 3-storey building with attic. Brown brick and red dressings. Principal part, 5 windows wide with pedimented entrance porch with Doric columns and pilasters: a modillion cornice with a pediment containing an oculus above the central 3-window bays. To the rear and extending either side modern or reconstructed wings designed in keeping with the principal part. Garden front door has a porch with bowed hood, possibly modern.*

The outbuildings are also listed (Grade II) in their own right and are often referred to as the coach house. To the immediate west of the site lies residential dwellings of varying character. Further to the north lies a garden centre and nursery with Grade I listed Ham House; and Grade II\* gardens (included in the register of Historic Parks and Gardens) beyond. Further to the west lies The Copse public park, Sandy Lane Recreation Ground and residential dwellings. To the south lies Grey Court School.

The existing house and its out buildings are located to the west of the site accessed via the pedestrian and vehicular gate from Ham Street. The properties are located within the Ham House conservation area (CA23); metropolitan open land; an archaeological priority zone and within the protected view from near Ham House to Orleans House. The surrounding area is mainly residential and has an almost rural feel to it.

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Listed Building Application for the refurbishment, restoration, alteration and extension of the Manor House and alterations to the Coach House including refurbishment and internal reconfiguration including landscaping and all necessary enabling works

The comprehensive list of planning history can be found above

## 4. CONSULTATIONS CARRIED OUT



The list of neighbours notified of this application are listed above.

No letters of representation were received.

## 5. MAIN POLICIES RELEVANT TO THE DECISION

### NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

### London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety
- HC1 Heritage conservation and growth

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

### Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1,	Yes	<del>No</del>
Impact on Designated Heritage Assets	LP3	Yes	<del>No</del>
Impact on Amenity and Living Conditions	LP8	Yes	<del>No</del>

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

### Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance
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Local character and design quality	28	Yes	No
Designated heritage assets	29	Yes	No

## Ham and Petersham Neighbourhood Plan (2019)

The main policies applying to the site are as follows:

Issue	Plan Policy	Compliance	
Protecting Green Character	C1	Yes	No
Character and Context Appraisal	C2	Yes	No

These policies can be found at

[https://www.richmond.gov.uk/media/16749/hpn\\_plan\\_2018\\_to\\_2033\\_january\\_2019.pdf](https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf)

## Supplementary Planning Documents

House Extension and External Alterations

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

## Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

Ham House Conservation Area Statement (CA23)

Ham House Conservation Area Study (CA23)

## Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

## Determining applications affecting a Listed Building

Sections 16(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, when considering whether to grant listed building consent for any works, or whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In this context, "preserving", means doing no harm.

To give effect to this duty decisions of the court have confirmed that a decision-maker should accord "considerable importance and weight" to the desirability of preserving the listed building or its setting when weighing this factor in the balance with other material considerations which have not been given this special statutory status. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question. This creates a strong presumption against granting planning permission where harm to a listed building or its setting is identified. The presumption can be rebutted by material considerations powerful enough to do so.

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Neighbour Amenity

### **i Design and impact on heritage assets**

*Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.*

*LP3 of the Local Plan 2018 seeks to ensure that all development preserves and where possible, enhances the character, appearance and setting of designated heritage assets which includes Listed Buildings and Conservation Areas.*

#### Consented scheme vs Proposed scheme

##### *Ground floor level*

At ground floor level the following changes are proposed compared with the consented scheme approved under decision reference: 19/0677/LBC

- 1) Rebuild original partition to restore the historic plan form and reinstate original chimney place
- 2) Restore 18<sup>th</sup> Century plan form and reinstate original panelling
- 3) Raise roof portion above the toilet to allow same level access directly from the entrance hall
- 4) Minor internal changes to Boot room to improve entry amenity
- 5) Introduce double door to enhance circulation
- 6) Minor internal change to Media Room and minor change in floor level to enhance circulation and access

##### *First floor level*

At first floor level, the following changes are proposed compared with the consented scheme approved under decision reference: 19/0677/LBC

- 1) New stair to access consented attic bedroom. Previous access was not achievable without alteration to the roof profile
- 2) Relocated door to master suite entrance to avoid weakening junction with external wall
- 3) Approved new partition moved west to closer reflect original room proportion

#### All other aspects of the scheme have been previously consented for under decision reference: 19/0677/LBC

The Council's Conservation Officer has reviewed the scheme including structural assessment and structural addendum and have raised no objections subject to conditions.

Paragraph 205 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 208 of the NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. In this instance, the proposal would not lead to less than substantial harm to the setting, character and appearance of the Listed Building due to its size, scale and design.

In view of the above, the proposal complies with the aims and objectives of policies LP1 and LP3 of the Local Plan and policies 28, 29 and 30 of the Publication Local Plan as supported by the Ham House Conservation Area Statement/Study.

### **ii Impact on neighbour amenity**

*Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise*

disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

The proposed works by virtue of their siting, size, scale, design and nature, would not cause demonstrable harm to neighbour amenity. The scheme would comply with Policy LP8 of the Local Plan 2018.

## 7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team

## 8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

### Grant Listed Building Consent Subject to conditions

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

### Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

### I therefore recommend the following:

- |                         |                                     |
|-------------------------|-------------------------------------|
| 1. REFUSAL              | <input type="checkbox"/>            |
| 2. PERMISSION           | <input checked="" type="checkbox"/> |
| 3. FORWARD TO COMMITTEE | <input type="checkbox"/>            |

This application is CIL liable  YES\*  NO  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): SJH

Dated: 22.03.2024

### I agree the recommendation:

Senior Planner

VAA

Dated: 22.03.24